

Nashua Business Industrial Development Authority

**City Hall Room 208
Friday, October 18, 2016
8:15 a.m.**

DRAFT – Meeting Minutes

1. Call to Order

Authority members present: Chairman Jack Tulley, Carl Andrade, Lydia Foley, Jason Haviland, Mark Prolman, John Stabile, Brad Vear, Heath Gaffney, Brad Vear

City staff present: Economic Development Director Tim Cummings, James Vayo

Also present: Ryan Porter via Phone and counsel Andy Prolman

Meeting called to order at 8:15 AM by Chairman J. Tulley

2. Approval of Meeting Minutes

**MOTION TO APPROVE THE SEPTEMBER 16TH, 2016 MINUTES MADE BY J. HAVILAND AND
SECONDED BY L. FOLEY AND APPROVED UNANIMOUSLY.**

3. Bridge Street Project Update

J. Stabile inquires as to the benefits of the development to the City of Nashua.

J. Haviland notes the improvements to the area including the relocation of the skate park and the design of the combined sewer outfall facility. J. Haviland is also creating a framework of the benefits of the Renaissance Downtowns development for the BIDA.

Chairman Tulley notes the funds for the design and construction of improvements to the Bridge Street and Hollis Street intersection were prioritized as a result of project.

J. Haviland will provide Chairman Tulley a memo outlining the benefits for circulation to the authority members.

The BIDA members continue to discuss the various benefits of the Bridge Street development for the City of Nashua.

M. Prolman notes that the this first phase of development for Bridge Street will generate enough value for the surrounding land to justify the City of Nashua receiving payment for land for future phases.

T. Cummings notes that Renaissance Downtowns already has an expectation that there is value for future phases of development.

J. Stabile asked if the Bonnette family has any plans for development of their property adjacent to the Bridge Street development as a result of it moving forward.

T. Cummings explains the Bonnette family wants to take a “wait and see” approach to development of their property on Bridge Street.

R. Porter calls into the meeting at 8:26am, Andy Prolman is also present.

Ryan provides an update to the BIDA on the closing date and the plans for a groundbreaking.

T. Cummings explains there will be a conveyance of land from the City of Nashua to Renaissance Downtowns for development of the land in accordance with the site plan approved on October 8th 2016.

R. Porter notes closing will take place late next week or early the week after. Groundbreaking ceremony should be organized for the second week of November.

Chairman Tulley asks about the 408 permit from the US Army Corps of Engineers.

R. Porter notes the 408 is in a good place and the 30 day notice period will expire on next Friday which will allow the levee associated work to move forward.

R. Porter informs the BIDA that he looks forward to the groundbreaking and hopes members of the BIDA can be present for the event. He will give the BIDA at least two weeks’ notice of a date.

J. Haviland asks about the Bonnette family’s participation in the development.

R. Porter explains the Bonnette family is waiting to see how the development performs before making a decision about how to move forward with his own development. Steve Bonnette is in weekly communication with R. Porter to coordinate matters relating to the access road, new addressing, and similar matters.

Chairman Tulley asks about the demolition of the warehouse building fronting on Bridge Street.

R. Porter notes Renaissance is obligated to the demolition of the warehouse within 12 months of groundbreaking but anticipates the demolition will happen within 6 months.

J. Stabile asks about the progression of the relocation of the existing skateboard park on the development site.

T. Cummings notes the skate park is not required to be relocated by July 1st of 2017. Contract for design-build will be going to the finance committee in the near future and he anticipates approval of the contract.

R. Porter thanks the BIDA for the efforts for the development and will reach out regarding the groundbreaking shortly.

R. Porter leaves the meeting.

MOTION BY J. STABILE TO ENTER INTO NON-PUBLIC SESSION UNDER RSA 91-A:3, II(D) CONSIDERATION OF THE ACQUISITION, SALE, OR LEASE OF REAL OR PERSONAL PROPERTY WHICH, IF DISCUSSED IN PUBLIC, WOULD LIKELY BENEFIT A PARTY OR PARTIES WHOSE INTERESTS ARE ADVERSE TO THOSE OF THE GENERAL COMMUNITY. MOTION SECONDED BY C. ANDRADE.

ROLL CALL VOTE: J. HAVILAND (YES), M. PROLMAN (YES), H. GAFFNEY (YES), B. VEAR (YES), C. ANDRADE (YES), J. STABILE (YES), L. FOLEY (YES) ALL VOTED IN FAVOR OF NON-PUBLIC SESSION UNDER RSA 91-A:3II(D).

BIDA enters non-public session.

MOTION BY J. STABILE TO EXIT NON-PUBLIC SESSION UNDER RSA 91-A:3II(D). MOTION SECONDED BY C. ANDRADE. ALL VOTED IN FAVOR OF EXITING NON-PUBLIC SESSION UNDER RSA 91-A:3II(D)

ROLL CALL VOTE: J. HAVILAND (YES), M. PROLMAN (YES), H. GAFFNEY (YES), B. VEAR (YES), C. ANDRADE (YES), J. STABILE (YES), L. FOLEY (YES). ALL VOTED IN FAVOR OF EXITING NON-PUBLIC SESSION UNDER RSA 91-A:3II(D)

4. Other Business

Chairman Tulley requests board discussion regarding possible BIDA involvement with any surplus properties that the City may own which could be redeveloped in a more positive way using the BIDA resources, as opposed to selling the properties through an auction process.

The BIDA members discussed various sites in which they could play a role in determining the highest and best use for distressed properties.

5. Next Meeting Date:

Next meeting scheduled for November 18th, 2016 in Room 208 at 8:15 AM.

MOTION TO ADJOURN MADE BY C. ANDRADE AND SECONDED BY L. FOLEY MEETING AND APPROVED UNANIMOUSLY. MEETING ADJOURNED AT 9:15 AM.